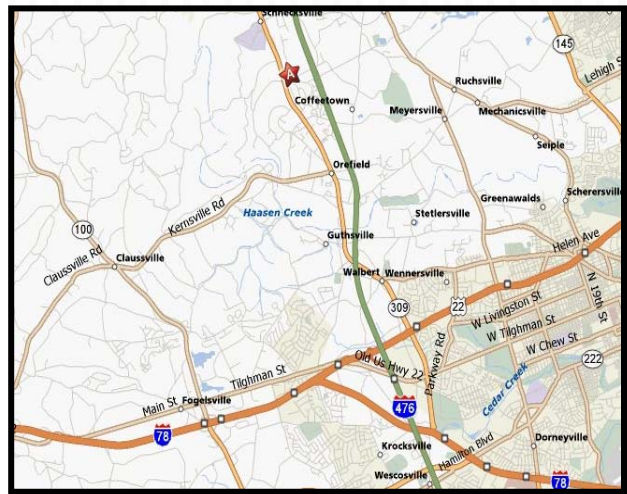




HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109
Phone: 610.398.4000 www.hawleyrealty.com

**3971 INDEPENDENCE DRIVE
North Whitehall Township
Schnecksville, Lehigh County, PA**



Building Size: 17,600 sq. ft.

Lot Size: 2.3632 acre

Description: Single story building, turnkey condition, built 1994, located in Industrial Park Setting, dryvit panel, corrugated and frame structural steel construction, 18'+ ceiling height, HVAC package for office and LP fired radiant heat in warehouse, public water, on site septic, 3 phase electric, loading facilities that include one truck tailgate and two oversized drive in doors, outside storage permitted on large macadam area in rear of facility. Zoned Business/Light Industrial.

Location: Convenient access to PA Route 309, Route US 22 within 5 miles.

Lease Rate: \$4.15 per sq. ft. Net (3) – **“Rate Reduced”**

Sale Price: \$1,199,000.00 – *Owner Can Finance*

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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